

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

28 Mitta Street, Box Hill North Vic 3129

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$1,353,500

Property Type House

Suburb Box Hill North

Period - From 05/06/2024

to

04/06/2025

Source

Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	5 Daisy Ct BOX HILL NORTH 3129	\$1,675,000	24/05/2025
2	30 Olympiad Cr BOX HILL NORTH 3129	\$1,658,000	17/05/2025
3	28 Garden St BOX HILL NORTH 3129	\$1,642,500	12/04/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

05/06/2025 09:40



4 2 1

Property Type: House
Land Size: 650 sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,700,000
Median House Price
05/06/2024 - 04/06/2025: \$1,353,500

Comparable Properties



5 Daisy Ct BOX HILL NORTH 3129 (REI)

Agent Comments

4 2 2

Price: \$1,675,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House (Res)
Land Size: 606 sqm approx



30 Olympiad Cr BOX HILL NORTH 3129 (REI)

Agent Comments

4 3 3

Price: \$1,658,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)
Land Size: 697 sqm approx



28 Garden St BOX HILL NORTH 3129 (REI)

Agent Comments

4 2 2

Price: \$1,642,500
Method: Auction Sale
Date: 12/04/2025
Property Type: House (Res)
Land Size: 625 sqm approx